

041.0

0005

0014.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

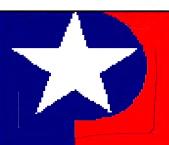
873,300 / 873,300

USE VALUE:

873,300 / 873,300

ASSESSED:

873,300 / 873,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
11		EXETER ST, ARLINGTON

Legal Description							User Acct
							28464
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

OWNERSHIP

Unit #:

Owner 1: BRYDGES JANET & PAUL
Owner 2:
Owner 3:

Street 1: 11 EXETER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: SOUSA THERESA/LIFE ESTATE -

Owner 2: -

Street 1: 11 EXETER ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2220 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/Ha: 0.10331

Total SF/SM: 4500

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 443,999

Spl Credit

Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH													
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average									5 WDK	WDK	16	8	Sum Area By Label :									
Sty Ht:	2 - 2 Story			A Bath:		Rating:										(80)	24			SFL = 1110									
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:														FFL = 1110									
Foundation:	2 - Conc. Block			A 3QBth:		Rating:														BMT = 1104									
Frame:	1 - Wood			1/2 Bath:		Rating:														WDK = 160									
Prime Wall:	4 - Vinyl			A HBth:		Rating:														OSP = 210									
Sec Wall:		%		OthrFix:		Rating:														OPP = 28									
Roof Struct:	1 - Gable			OTHER FEATURES																									
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average																						
Color:	BEIGE			A Kits:		Rating:																							
View / Desir:				Frl:		Rating:																							
GENERAL INFORMATION				WSFlue:		Rating:																							
Grade:	C - Average			CONDOS INFORMATION																									
Year Blt:	1923			Location:																									
Alt LUC:				Total Units:																									
Jurisdict:				Floor:																									
Const Mod:				% Own:																									
Lump Sum Adj:				Name:																									
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN													
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL														
Prim Int Wal	2 - Plaster			Functional:			%	Interior:				2	6	3	1														
Sec Int Wall:		%		Economic:			%	Additions:																					
Partition:	T - Typical			Special:			%	Kitchen:																					
Prim Floors:	3 - Hardwood			Override:			%	Baths:																					
Sec Floors:		%		Total:		31	%	Plumbing:																					
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																					
Subfloor:				Basic \$ / SQ:	180.00			Heating:																					
Bsmnt Gar:				Size Adj.:	1.12297297			General:																					
Electric:	3 - Typical			Const Adj.:	0.98000199			Totals				2	12	6															
Insulation:	2 - Typical			Adj \$ / SQ:	198.093																								
Int vs Ext:	S			Other Features:	101500																								
Heat Fuel:	1 - Oil			Grade Factor:	1.00																								
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																								
# Heat Sys:	2			NBHD Mod:																									
% Heated:	100			LUC Factor:	1.00																								
Solar HW:	NO			Adj Total:	615517																								
% Com Wal				Depreciation:	190810																								
				Depreciated Total:	424706																								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 041.0-0005-0014.0												IMAGE													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					AssessPro Patriot Properties, Inc							
3	Garage	D	Y	1	18X19	A	AV	1923	22.31	T	40	104			4,600		4,600												
More: N					Total Yard Items:	4,600	Total Special Features:									Total:	4,600												